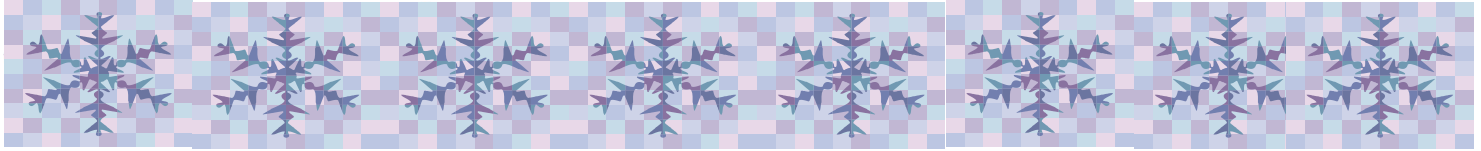




The Powhatan Signal

Powhatan Secondary Newsletter VOL. XXVIII NO. 1 January 2016



ASSESSMENT PAYMENTS

Just a reminder that your 2016 annual assessment notices have been sent to the last address of record provided by each member. If you have moved, or if you do not receive an invoice by January 10th, please contact Berkeley Realty Property Management (757—229-6810 ext. 207 C. J. Jones or ext. 212 Talaya Spratley) for a copy. Please remember that the annual assessment for 2016 will be \$210.00 for each lot.

In addition, your invoice will also include the special assessment of \$200.00 that was approved by the Board of Directors to fund the cost of the dam work at Rennicks Pond. The special assessment can be paid all in January or the payment can be split - \$100.00 in January 2016 and \$100.00 in July 2016.

You can mail payments, arrange for direct payments to be made through your bank, go online to Smartstreet and make a credit card payment, or set up automatic payments through Smartstreet. Each of these options has some limitations that you should take into consideration. Mailed payments can get lost or delayed, which can affect your payment record and possibly result in late fees or interest – remember payments cannot be credited until they are received. Automatic payment arrangements through your individual bank, or even the Association's bank, Smartstreet, are usually set up for a finite period and the arrangements will need to be renewed periodically. And of course, credit card payments come with a fee cost.

However there is an option that is available to members of PCSA that has none of these limitations. This option is called **ACH Debit** and is available through Berkeley Realty Property Management. Remember you as the member of PCSA are the only one who can authorize this service and you retain the right to cancel this service at any time. For more information,

please contact Berkeley Realty Property Management at 757-229-6810 ext. 212. Talaya Spratley will be glad to help.

ARCHITECTURAL AND LAND PRESERVATION BOARD GETS A NEW NAME

One of the major changes in our new governing documents that will affect all members is the change in the name of the committee that is charged with maintaining the architectural standards of the community, and reviewing proposed requests for modifications or changes. Right now the committee is known as the ARCHITECTURAL AND LAND PRESERVATION BOARD (ALPB). The new governing documents will rename this committee. It will become the ARCHITECTURAL REVIEW COMMITTEE (ARC). This committee will still carry on the same functions and duties of the old ALPB, and will still handle covenant issues and architectural modification requests. The current ALPB Handbook will be updated, and the ARC hopes to have a final draft to submit to the Board of Directors for approval by the end of the first quarter of 2016. This new edition of the ARC Handbook will essentially be the same as the old, but will include the latest design and policy changes for Powhatan Secondary, especially the new low-voltage mail box light option that was approved earlier in 2015. Homeowners who are planning changes or improvements should still follow the current process. Any questions should be directed to a member of the ARC or to CJ Jones at 757-229-6810, ext. 207.

Annual Meeting Information

Please mark your calendars for Tuesday, February 16, 2016, 7:30 PM. The annual membership meeting for Powhatan Secondary will be held at the clubhouse, 201 Charter House Lane. More details will be sent to the membership in January.

If you are interested in serving as Director, or if you know a member who may be interested, please contact the Elections Committee Chair, Kris Mackenzie (757-229-6411 or C.J. Jones 757-229-6810 ext.207). There will be two vacancies to fill on the Board of Directors at this meeting.

Powhatan Community Services Association Needs You!

Do you have an interest in serving your community where you live? Would you like to be a member of the Board of Directors?

PCSA Board Members Duties

- *Attend bi-monthly meetings, special meetings and Executive sessions.**
- *Serve on Special Committees as needed**
- *Attend Board sponsored events whenever possible**
- *Fulfill a three-year term**
- *Help prepare and pass the PCSA budget**
- *Provide oversight to Berkeley Realty Property Management**
- *Maintain the best interests of PCSA homeowners and the community.**

Timeline

Saturday, January 16, 2016 – Nominations close and Petition of Candidacy is due with signatures of (10) PCSA members (homeowners)

THE CURB APPEAL CHECKLIST

Roof

A dirty, stained roof makes your entire house look dingy and first impressions are everything! Cleaning your roof will make it look brand new and save you thousands of dollars over replacing.

Windows

According to a survey in Money Magazine, window cleaning is the #1 presale improvement that generates the best return on investment as measured by a higher selling price.

House Wash

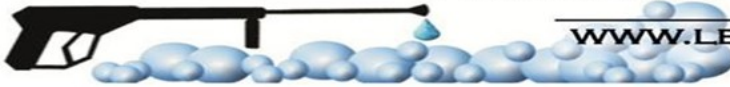
This is one of the most cost effective ways to increase the value of your home. A freshly cleaned home can add between \$10,000 and \$15,000 to the resale value of some homes.

Driveways

Concrete stays dirty until properly cleaned using professional detergents and concrete brighteners. Surface cleaning dirty driveways and sidewalks creates instant curb appeal.



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757-645-4779  Reservation Recommended  opus9steakhouse.com

Rennick's Pond Update

As reported previously the repairs to the Rennicks Pond dam have been completed, and the contractor is finishing up a few housekeeping details. In addition, the engineer is putting the final touches on the recertification process required by the State every five years.

This project has been a long and challenging one for the community but the patience and cooperation of all residents during this time has been very much appreciated, especially when the road was closed! A special thank you again, for the extra time and effort the governing Board of Directors devoted to this project.

Commons Area Concerns

This past month PCSA has experienced some vandalism. After the Holiday Decorating Committee finished installing the decorations for the monument signs in the community we discovered that several of the signs had damaged outlets and or covers. The damage was quite similar at each location. In addition we had three young boys climb up on the roof of the pavilion next to the clubhouse. Either of these incidents could have resulted in injuries not to mention the repairs costs. Please make sure that your youngsters know where it is safe to play and where they should not play. Accidents are no fun.

Holiday Social News

Sunday, December 13th found approximately 150 residents of PCSA enjoying an unusually warm evening to celebrate the annual holiday party. Everyone enjoyed horse drawn carriage rides, roasting hot dogs at the fire pits, followed by roasting marshmallows for s'mores. Some of the children made Christmas decorations to take home and hang on the family trees. Troop 1293 again helped with crafts as well as keeping the food replenished.



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- Governor's Green Shopping Center, 4511 John Tyler Hwy. **220-9362**
- 12490 Warwick Blvd., Newport News **594-8880**
- 2028 Nickerson Blvd., Hampton **850-0544**
- 7 Towne Center Way, Hampton **854-0970**

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Sunday 9 a.m.-6 p.m.

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Presented by Ed Golden, President

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Rather than leave their familiar surroundings and memorabilia, many senior citizens are opting to remain at home instead of moving to a live-in facility. This choice comes with some problems, because most seniors have one or more chronic health conditions that require medication management, dietary monitoring, and/or physical assistance. Healthcare professionals can supply the services that these senior clients need. Caregivers are carefully screened and selected to perform the specific duties that are required for each senior client. They provide companionship in the home as well as attend to certain medical needs, meals, and mobility issues. When family members live too far away to assist in daily care, caretakers are qualified to do the job.

If your loved one is aging in place and you're concerned about him or her, please call COMFORT KEEPERS. Our compassionate caregivers can provide hands-on care that your loved one needs to be able to stay at home. This includes help with daily chores like dressing, bathing, and meals, as well as some light housework.

**For More Information Call
(757) 229-2777**



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At Home

Pruning Clinic

A Project by James City County/Williamsburg Extension Master Gardeners

Baffled by pruning? Plants overgrown and unkempt? The James City County Extension Master Gardeners are here to help! For a limited time they will be offering a free, hands-on pruning clinic.

To register go to www.jccwmg.org and click on "pruning clinic" along the side bar!

Applications will be accepted from December 15th to January 15th

If you have questions or would like additional information, call the VCE James City County Office at (757) 564-2170

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AMENDMENT OF PCSA GOVERNING DOCUMENTS

Thanks to the hard work of an army of volunteers and also to those members who took the time to exercise their right to vote, the proposed amended and restated governing documents for the Powhatan Community Services Association were approved. The approved documents have been sent to the Association's legal counsel for recording. Once the recorded documents are received from the attorney they will be available through the Association's web site or through the management office.

Powhatan Secondary Concerns & Who to Contact

<u>Issue</u>	<u>Contact</u>
Dues/monies owed to <i>PCSA</i>	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
Clubhouse & Multi-Use Bldg Reservations	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
<u>Sub-Associations:</u>	
Dues/monies owed to Cromwell Ridge Condo Assn	<i>Community Group</i> [Gina Combs, Tel: 873-1800, x-306]
“ “ “ “ Powhatan Place HOA	<i>Berkeley Realty Property Mgmt</i> [Ed Robbins Tel: 229-6810]
“ “ “ “ Powhatan Village HOA and Waterford HOA	<i>Property Management Association</i> , [Gail Blecher, Tel: 757-646-6247 gail@thinkpma.com]
Architectural control and covenant enforcement for all areas <u>except</u> the four sub-associations (as noted above)	<i>Berkeley Realty Property Mgmt</i> [CJ Jones, Tel: 229-6810]
Architectural control and covenant enforcement for Sub-Associations:	
Cromwell Ridge Condo Assn	<i>Community Group</i> [Gina Combs, Tel: 873-1800, x-306]
Powhatan Place HOA	<i>Berkeley Realty Property Mgmt</i> [Ed Robbins Tel: 229-6810]
“ “ “ “ Powhatan Village HOA and Waterford HOA	<i>Property Management Association</i> , [Gail Blecher, Tel: 757-646-6247 gail@thinkpma.com]

NEXT DEADLINE!

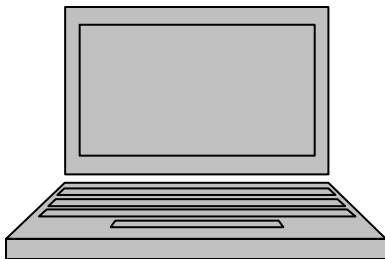
March 7, 2016 is the deadline for all submissions for the April-June 2016 issue of **The Powhatan Signal**.

Please mark your calendar!

Have you visited our Website recently?

Always new information!

www.powhatansecondary.org



Nestled among the rolling hills of James City County... Well, you probably know the rest of the story if you have paid a visit. If not, sit back and relax and let your mouse take you on a tour of one of James City County's best kept secrets.

Newsletter

Editor/Publisher Mary Griffith 258-0453

MAILING ADDRESS:

233 Jones Mill Road (Sussex Section)
e-mail: maryg@chocolategifts.com

PCSA BOARD

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Treasurer: Kris MacKenzie kmack825@gmail.com

Other Members:

Carson Saunders carson_saunders@yahoo.com
Phil Plante philplante@cox.net
Barbara Moody bgmoody1@yahoo.com

Next PCSA Board of Directors Meeting*
January 19, 2016

**Any PCSA member may attend. Meetings are held at the Clubhouse at 6:30 P.M.*



*Powhatan Community Services Association
Post Office Box 5004
Williamsburg, Virginia 23188-5004*

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LOOK INSIDE FOR . . .

- ◆ **The Powhatan Signal - January—March 2016 Issue**
- ◆ **Board Member Nominations**
- ◆ **Annual Meeting**